

CONSTRUCTION AND DEVELOPMENT FEE SCHEDULE

(Effective April 5, 2004)

Fee

A. BUILDING PERMIT FEES

1. Building Valuation Table	Based on April 1999 ICBO Bldg Valuation Table (Attachment #1)
2. Permit/Plan Check Fees - Attachment hereto	
Building permit fee	As set forth in Attachment #2
Structural plan check fee	65% of bldg permit fees
Fire/life safety plan check fee	40% of bldg permit fees when FLS plan review is required
Flood hazard zone plan check fee	5% of bldg permit fees when flood hazard zone plan review is performed
Seismic hazard plan check fee	1% of total structural and mechanical specialty code fees for essential facilities, hazardous facilities, major structures and special occupancy structures.
(As authorized by ORS 455.447(3).)	
3. Building Demolition Permit Fee	\$92.00
(Includes 1 inspection.)	
4. Manufactured Dwellings	
Installation permit on lot or in park	\$144.00
(Excluding state surcharges.)	
Minimum plan review fee	\$85.00
Accessory building permit	\$63.00
Each additional accessory building permit	\$29.00
Earthquake resistant bracing system installation permit fee	\$98.00

B. ELECTRICAL FEES

1. Electrical Plan Check Fee	35% of electrical specialty permit fee when plan check is performed
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Fee

2. Electrical Permit Fees

(a) Residential Per Unit

(Electrical services are included in these fees.)

1000 sq. ft. or less	\$172.00
Each additional 500 sq. ft. or portion thereof	\$40.00
Limited energy	\$40.00
Each manufactured home or modular dwelling service or feeder	\$86.00

(b) Services or Feeders

Installations, alterations or relocation:

200 amps or less	\$94.00
201 amps to 400 amps	\$121.00
401 amps to 600 amps	\$172.00
601 amps to 1,000 amps	\$265.00
Over 1,000 amps or volts	\$530.00
Reconnect only	\$62.00

(c) Temporary Services or Feeders

Installations, alterations and relocation:

200 amps or less	\$78.00
201 amps to 400 amps	\$94.00
401 amps to 600 amps	\$156.00
601 amps to 1,000 amps	\$265.00
Over 1,000 amps or volts	\$530.00

(d) Branch Circuits

New, alteration or extension (per panel):

	<u>Fee</u>
The fee for branch circuits with purchase of service or feeder fee:	
Each branch circuit	\$6.00
The fee for branch circuits without purchase of service or feeder fee:	
First branch circuit	\$55.00
Each additional branch circuit	\$6.00

(e) Miscellaneous

(Electrical and feeder services are not included in these fees.)

Each pump or irrigation circle	\$62.00
Each sign or outline lighting	\$62.00
Signal circuit(s) or a limited energy panel, alteration or extension	\$62.00

3. Master Permit Program

New application	\$120.00
Annual renewal	\$60.00
Inspection	\$88.00/hr.
(Minimum charge one hour.)	

C. MECHANICAL FEES

1. Plan Check Fee	65% of mechanical specialty permit fee when plan review is performed
2. Permit Issuance Fee	\$55.00

3. Mechanical Permit Fees for Commercial Construction

(a) HVAC

New or replace (single package):

100,000 BTU or less	\$29.00
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	<u>Fee</u>
More than 100,000 BTU	\$36.00
Unit heater	\$29.00

(b) Boiler/Compressor

Up to and including 3 hp compressor or 100,000 BTU absorption unit	\$29.00
15 hp compressor - 500,000 BTU	\$53.00
30 hp compressor - 1,000,000 BTU	\$72.00
50 hp compressor - 1,750,000 BTU	\$108.00
Over 50 hp compressor - over 1,750,000 BTU	\$180.00

(c) Air Handling Unit

10,000 cu. ft. or less	\$22.00
Over 10,000 cu. ft.	\$36.00
Evaporative cooler/fan	\$22.00

(d) Vents

Hood and exhaust	\$22.00
Vent fan to one duct	\$14.00
Appliance vent	\$14.00

(e) Gas Piping System

Each piping system of 1 - 4 outlets	\$10.00
Each piping system or 5 or more outlets (per outlet)	\$2.50

(f) Miscellaneous

Commercial incinerator	\$144.00
Duct heater	\$22.00
Woodstove/fireplace/pellet stove	\$29.00

	<u>Fee</u>
Fire damper	\$23.00
Hot water hydronic piping	\$22.00
Alteration or addition to each appliance unit or system . .	\$29.00
Equipment not covered above	\$23.00

4. Mechanical Permit Fees for One and Two Family Dwellings

(a) Mechanical Equipment*

Clothes dryer; exhaust fan; kitchen hood or water heater vent	\$14.00
Fuel burning (includes vents, chimney, flues, etc.) . .	\$30.00
All others	\$20.00

(b) Gas piping system (new or altered) \$15.00

(c) Alteration to mechanical equipment or system . . . \$20.00

**Mechanical equipment for one and two family dwellings includes, but is not limited to: wood stove; fireplace insert; furnace and its attached add-ons (e.g., cooling coil and air filter); pellet stove; heat pump condenser unit; log lighter; portions of boiler not regulated by the State; pool heater; sauna; solar energy system.*

Mechanical equipment for one and two family dwellings does not include: filter; volume damper; fresh air intakes; water heater regulated by plumbing code; duct work; control units or thermostats or other similar equipment.

D. PLUMBING FEES

1. Plan Check Fee 35% of plumbing specialty permit fee when plan review is performed

2. Minimum Permit Fee \$70.00

3. New One or Two Family Dwelling

(a) Plumbing Permit

One bathroom (includes first 100 feet of water service)	\$175.00
Two bathrooms (includes first 100 feet of water service)	\$305.00
Three bathrooms (includes first 100 feet of water service) . . .	\$367.00
Four or more bathrooms: Number of bathroom fixtures*	\$17.00/ea. fixture*

Fee

**Fixtures include: water closet, lavatory, tub/shower, sink, bidet, laundry tubs, disposal, dishwasher, clothes washer, water heater, floor sink/drain, trough drain, drinking fountain, hose bib, sump pump/ejector, urinal, roof drain/overflow, catch basin, interceptor/grease trap, dental units, receptors.*

(b) Water Service

First 100 feet	\$86.00
Each additional 100 feet	\$48.00

(c) Sanitary Sewer

First 100 feet	\$109.00
Each additional 100 feet	\$48.00

(d) Storm Sewer

First 100 feet	\$109.00
Each additional 100 feet	\$48.00

(e) Other

Septic tank removal	\$48.00
Solar units (potable water)	\$67.00
Manufactured home setup and pre-fab structure	\$67.00
Reverse plumbing	\$48.00

4. Commercial and Industrial Buildings Plumbing Permit \$17.00 per fixture*

**Fixtures include: water closet, lavatory, tub/shower, sink, bidet, laundry tubs, disposal, dishwasher, clothes washer, water heater, floor sink/drain, trough drain, drinking fountain, hose bib, sump pump/ejector, urinal, roof drain/overflow, catch basin, interceptor/grease trap, dental units, receptors.*

5. Medical Gas System

Basic permit fee	\$219.00
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	<u>Fee</u>
Each inlet & outlet	\$1.00/ea

6. Master Permit Program

New application	\$120.00
Annual renewal	\$60.00
Inspection	\$88.00/hr.
(Minimum charge one hour.)	

E. EXCAVATION & GRADING FEES

(Applies to all property except public right-of-way)

1. Plan Review Fees

50 cubic yards or less	None
51 - 100 cubic yards	\$27.00
101 - 1,000 cubic yards	\$42.50
1,001 - 10,000 cubic yards	\$56.50
10,001 - 100,000 cubic yards	\$56.50 for 1 st 10,000 cy + \$28.00 for each additional 10,000 cy or fraction thereof
100,001 - 200,000 cubic yards	\$308.50 for 1 st 100,000 cy + \$15.25 for each additional 10,000 cy or fraction thereof
200,001 cubic yards or more	\$445.75 for 1 st 200,000 cy + \$8.25 for each additional 10,000 cy or fraction thereof

2. Permit Fees

50 cubic yards or less	\$27.00
51 - 100 cubic yards	\$43.00
101 - 1,000 cubic yards	\$43.00 for 1 st 100 cy plus \$20.00 for each additional cy or fraction thereof
1,001 - 10,000 cubic yards	\$223.00 for 1 st 1000 cy + \$16.75 for each additional 1000 cy or fraction thereof
10,001 - 100,000 cubic yards	\$375.75 for 1 st 10,000 cy + \$76.00 for each additional 10,000 cy or fraction thereof
100,001 cubic yards or more	\$1059.75 for 1 st 100,000 cy + \$42.00 for each additional 10,000 cy or fraction thereof

Fee

F. EROSION FEES

1. Erosion Prevention Permit Fees

Individual New Residential	\$250.00
Individual Residential Addition	\$150.00
Individual New Commercial	
Site less than one acre	\$350.00
Site one acre or larger	\$750.00
Individual Commercial Addition	\$200.00
Individual Utility	\$200.00
Umbrella Permit*	\$750.00
<i>*Permit for multiple construction activities on the same parcel of land that are proposed in connection with a development, including private infrastructure, structures, and other site improvements.</i>	
+ Sensitive Lot Fee (designated pursuant to R-6.645-E)	\$120.00/lot
+ Non-sensitive Lot Fee	\$60.00/lot
Annual Permit	\$1,500.00/year or \$60.00/hr

2. Annual Compliance Fee 50% of original permit fee
(Billed annually until permit is closed.)

3. Non-Permitted Site Fee

Assessed on new residential, new commercial, residential addition, commercial addition, excavation/grading and site development permits that do not require erosion permits. \$60.00

G. FIRE FEES

1. Plan Check Fees

Fire code commercial plan check fee	30% of bldg permit fees when fire code plan review is performed
Fire code residential plan check fee	15% of bldg permit fees when residential plan review is performed
Site development review	\$95.00
High-piled storage	\$190.00
(Includes up to 2 inspections.)	

	<u>Fee</u>
Medical gas system review (Includes up to 2 inspections.)	\$190.00
Refrigeration system review (Includes up to 2 inspections.)	\$190.00
HazMat Chemical evaluation/review (HMIS)	\$221.00

2. Specialty System Inspection Fees

Alternate fire protection systems (CO2, foam, alternate gas, standpipes, fire pumps, water mist, water tanks, etc.) (Includes up to 2 inspections.)	\$442.00
Commercial kitchen hood suppression systems (1 inspection)	\$246.00
Detection systems; liquid and gas leak systems; and fire and explosion detection systems (Includes up to 2 inspections.)	\$316.00
Emergency generators (Includes up to 2 inspections.)	\$290.00
Fire alarm systems (Includes up to 2 inspections.)	\$360.00
Hazardous materials, highly toxic and toxic chemical supply and drainage systems and cryogenic systems (Includes up to 2 inspections.)	\$341.00
Paint booths (includes reviews for any spray coating, dry or liquid; application process, like powder coating) (Includes up to 2 inspections.)	\$353.00
Propane tanks exceeding 125 water gallons (1 inspection)	\$60.00
Private water mains and hydrant systems (Includes up to 2 inspections.)	\$308.00
Residential fire sprinklers (1 inspection)	\$126.00
Tank installation, above- and under- ground fuel tanks (Includes up to 2 inspections.)	\$265.00
Tanks abandoned in place, fuel tanks (1 inspection)	\$164.00
Underground fuel tank removal	\$221.00
Each additional tank on same premises (1 inspection per tank)	\$158.00

	<u>Fee</u>
Fire inspections and consultations outside of normal business hours (Minimum charge, two hours)	\$110.00/hr
Fire plan reviews, inspections and consultations for which no fee is specifically indicated (Minimum charge, one hour.)	\$88.00/hr

H. PUBLIC WORKS FEES

1. Plan Check Fees

New residential	\$275.00
New commercial	\$507.00
Residential additions/alterations	\$100.00
Commercial additions/alterations	\$259.00
Limited development/Grading and fill review	\$58.00
Private easement review	\$95.00
Floodplain elevation certificate/permit (exclusive of structural plan review)	\$185.00
Stormwater retention system - no public system available	\$79.00
Stormwater retention system - public system available	\$100.00

2. Driveway Permit Fees

Residential w/o building permit	\$137.00
Commercial w/o building permit	\$185.00
Each additional driveway cut beyond first driveway	\$63.00
Repair of driveway access previously built to City standards	\$95.00

3. Sidewalk Permit Fees

Residential w/o building permit	\$189.00
Commercial w/o building permit	\$189.00
Additional for each square foot in the area over 400 square feet (commercial only)	\$0.10 sq/ft
Repair of sidewalk previously built to City standards	\$121.00

Fee

4. Revocable Permit Fee

Revocable permits not requiring a recorded agreement	\$158.00
Revocable permits requiring a recorded agreement	\$454.00

5. Excavation in Right-of-Way Permit Fees

Excavation in right-of-way without impacts to trees or involving pavement cuts	\$127.00
Excavation of right-of-way with impacts to trees or involving pavement cuts	\$380.00
Curb core cuts	\$48.00

6. Building Move Permit Fee (per structure)	\$465.00
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7. Temporary Right-of-Way Use

Minimum fee	\$48.00
Weekly (per sq ft/week)	\$0.04
Monthly (per sq ft/mo) - first 6 months	\$0.15
Long-term (per sq ft/mo) - each additional month after first 6	\$0.05
Block party (with street closure)	\$79.00 up to 1 day \$26.00 ea add'l day

8. Dye Test	\$30.00
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I. ZONING & SIGN FEES

1. Plan check fees

Residential zoning review	35% of bldg permit fees when zoning plan review is performed
Residential zoning review surcharge	\$80.00
(Assessed when project includes a zoning overlay, <u>except</u> that there is no surcharge for: /CAS Commercial Airport Safety Overlay Zone; /# Residential Density Range Overlay Zone; and /UL Urbanizable Land Overlay Zone)	
Commercial zoning review	45% of bldg permit fees

	<u>Fee</u>
Signs up to 32 sq. ft.	\$63.00
Signs over 32 sq. ft. but below 100 sq. ft.	\$106.00
Signs 100 sq. ft. or more, but below 200 sq. ft.	\$158.00
Billboards and signs 200 sq. ft. or above	\$264.00 per sign face

2. Zoning Inspection Fee \$80.00

3. Sign Permit Fees

Sign Code Requirements:

Signs up to 32 sq. ft.	\$106.00 per sign
Signs over 32 sq. ft but below 100 sq. ft.	\$211.00 per sign
Signs 100 sq. ft. or more, but below 200 sq. ft.	\$528.00 per sign
Billboards and signs 200 sq. ft. or above	\$1,056.00 per sign face

Building Code Requirements:

Wall sign building permit (includes 1 inspection)	\$99.00
(\$60.00 sign fee + 65% plan review fee of \$39.00)	
Pole sign building permit (includes up to 2 inspections)	\$198.00
(\$120.00 sign fee + 65% plan review fee of \$78.00)	

4. Department of Environmental Quality, Department of Motor Vehicles, and OLCC Review

New	\$60.00
Renewal	\$25.00

5. Maintenance Easement Agreement Review \$60.00

6. Special Setback License Reviews \$60.00
(Does not include recording fee)

7. Variances

(Does not include recording fee)

Noise (for variance described in EC 4.084)	\$315.00
Sign	\$315.00

	<u>Fee</u>
Zoning	\$315.00
8. Verifications & Code Interpretations	
Zoning/Land Use	\$80.00/hr (\$40 minimum)
Trees	\$80.00/hr (\$40 minimum)
9. Lighting Permit	\$40.00
<u>J. SWIMMING POOL, SPA & HOT TUB FEES</u>	
1. Swimming Pool Permit	Based on project value as reflected in Attachment 2 hereto, plus applicable plan check fee.
2. Spa or Hot Tub Permit	\$50.00
3. Piping, Equipment and Utility Connection Permit for Above	
Swimming pool piping to equipment	\$72.00
Pool filling system include back-flow prevention (each)	See Plumbing Fees
Backwash receptor	See Plumbing Fees
Each heater and/or vent	See Mechanical/Electric Fees
Gas piping system	See Mechanical Fees
All other electrical work	See Electrical Fees
<u>K. MISCELLANEOUS PERMITS, REVIEWS & INVESTIGATIONS</u>	
1. Condominium Conversion (Section 2.1066 Eugene Code, 1971)	
Pre-inspection (first two units)	\$317.00
Pre-inspection for each unit over two	\$26.00
Permit application	\$581.00

	<u>Fee</u>
2. Alternative Materials and Methods	\$100.00
(For initial review time of 30 minutes)	
Additional meeting, research or analysis	\$80.00/hr.
 3. Same As Plans (SAPs)*	
Structural plan review for “same as plans”	Full structural plan review fee less \$240.00
<i>Available for single family homes and duplexes where a new structure is being constructed that is identical to a structure that has already been reviewed and approved by plan review staff.</i>	
<i>*Full plumbing and mechanical plan review fees will be charged for “same as plans.” In addition, plan review fees for Zoning, Public Works and Fire will be charged where applicable.</i>	
 4. Same Time Plans (STPs)*	
Structural plan review for each additional structure of the same design	Full structural plan review fee less \$240.00
<i>Available for single family homes and duplexes where identical structures are being constructed and plans for each structure are submitted at the same time. Full structural plan review fees will be collected for the first home/duplex of the same design.</i>	
<i>*Full plumbing and mechanical plan review fees will be charged only on the first home/duplex as long as systems are identical for each unit. In addition, plan review fees for Zoning, Public Works and Fire will be charged where applicable.</i>	
 5. Quick Start Agreements (partial permits)	\$158.00
 6. Permit Reissuance (change of contractor)	\$37.00
 7. Phased Permit Fee	\$250.00/phase
Coordination fee charged in addition to normal plan review and permit fees. Fee assessed on each phase of project.	
 8. Site Development Permit & Plan Check Fee	\$645.00
 9. Oregon Department of Environmental Quality 1200-C Permit Fee	*Fee established by Oregon Department of Environmental Quality

Fee

**The amount of the 1200-C Permit (which is currently \$50.00) is established by the Oregon Department of Environmental Quality (ODEQ) and is assessed on projects 1 acre or more. The 1200-C permit is subject to change by ODEQ and is collected by the City and passed through to ODEQ.*

10. Additional Plan Review, Consultation and Coordination Required by Changes, Additions or Revisions after Initial Application Submittal
(Minimum charge one-half hour.)

\$80.00/hr.

11. Investigation of Work Started Without a Permit

Double permit fee with a minimum charge of \$80.00

12. Permit Renewal (Expired Permits)

½ of total permit fees using permit rates at time of renewal

13. Expired Permit Document Processing Fee

\$32.00 + recording fee

L. OTHER INSPECTIONS

1. Inspections Requested by Tenant or Property Owner to Determine Code Compliance
(Minimum charge one hour.)

\$80.00/hr.

2. Inspections Outside of Normal Business Hours
(Minimum charge two hours.)

\$100.00/hr

3. Inspections for Which No Fee is Specifically Indicated . . .

\$60.00/ea.

4. Reinspection Fee
(Assessed under provisions of Section 8.005(14) of the Eugene Code, 1971)

\$60.00/ea.

M. MISCELLANEOUS FEES

1. Address Change

\$53.00

	<u>Fee</u>
2. Addressing Fee	\$32.00
3. Appeal from a decision of the City Manager or designee .	\$250.00
(Under Chapters 4, (noise ordinance), 6, 8 and 9 of the Eugene Code, 1971)	
4. Certificates of Occupancy	
Replacement	\$10.00
Temporary, initial certificate	\$158.00
Temporary, renewal	\$79.00
5. Inspection Field Card Replacement	\$10.00
6. Job Site Replacement Plans	\$35.00 /hr + \$5.00/copy
(Minimum charge \$20.00.)	
7. Predevelopment Meetings	
Based on the number of staff requested and length of meeting.	
A meeting recorder will not be provided.	\$35.00 + \$80.00 per staff, per hour
(Minimum fee 1 hour.)	
Formal Preapplication Meeting (Includes up to 8 staff members plus facilitator and minutes recorder; meeting not to exceed 1.5 hours.)	\$1,500.00
8. Property Review Checklist	\$100.00
9. Record Searches	\$35.00/hr
(Minimum charge \$20.00.)	
If technical review and/or interpretation is required	\$80.00/hr
10. Recording Fee	Base fee and per page fee as charged by Lane County

Fee

11. Reports from Permit Tracking System

Standard, pre-designed reports	Charged at standard City photocopy rate/page
New reports requiring programming (Minimum one-half hour.)	\$55.00/hr
Annual subscription rate (One report per week.)	\$225.00/ea

12. State surcharge*	Percentage of permit fees or hourly fees in lieu of permit
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**The amount of the State surcharge (which is currently 7% of permit fees) is established by the State of Oregon on building permit fees, electrical permit fees, mechanical permit fees, plumbing permit fees, manufactured home permit fees, grading fees, and the hourly fees charged under the Master Permit program. The surcharge is subject to change by the State and is collected by the City and passed through to the State.*

13. Administrative User Fee	Total of all fees established by this or other administrative orders and collected by the Permit & Information Center (exclusive of SDC charges, appeal fees, and the fees for Section L, items 10 and 12 set forth above) times 8%. (\$5,000 maximum per phase of project)
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